

cm = control monument
 PP = power (utility) pole
 OHE = overhead electric/utility line

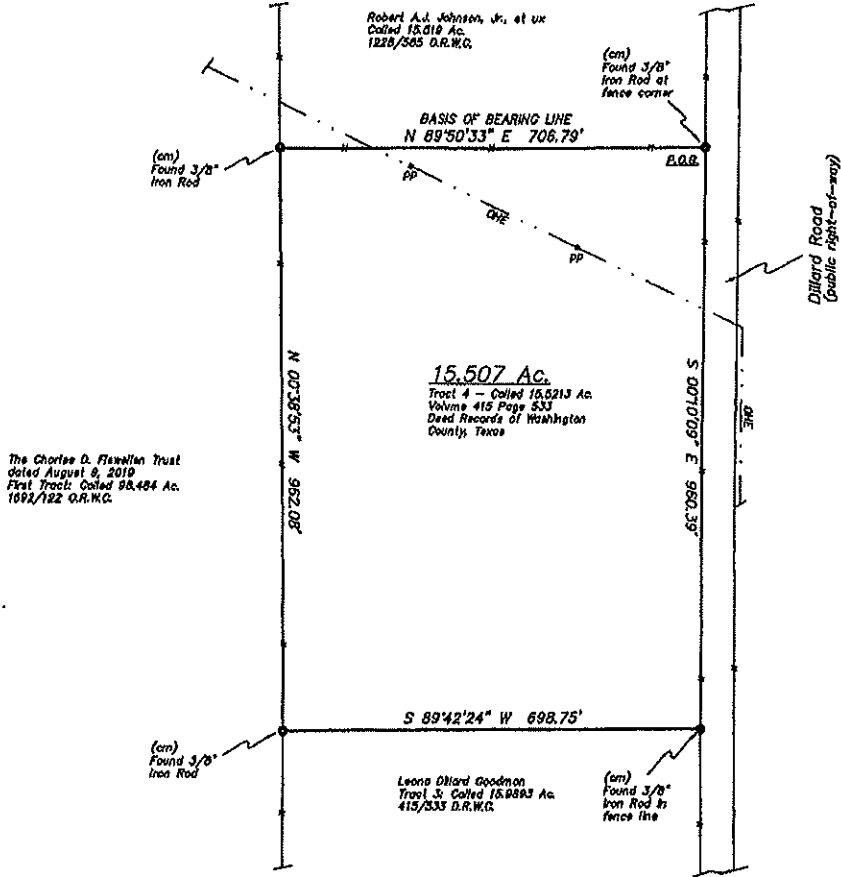
Bearings shown hereon are based on the record bearing for the North line of the original called 15.5213 acre tract recorded in Volume 415 Page 533, Deed Records of Washington County, Texas.

The subject tract shown hereon does not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477001750, effective date 08/16/2011.

This plat accompanied by metes and bounds description.

Scale 1" = 200'

M.A. Early Survey
 Abstract No. 40
 Washington County, Texas



The Charles D. Flavell Trust
 dated August 8, 2010
 First Tract, Called 98.484 Ac.
 1692/122 O.R.W.C.

Robert A.J. Johnson, Jr. et ux
 Called 15.610 Ac.
 1228/565 O.R.W.C.

15.507 Ac.
 Tract 4 - Called 15.5213 Ac.
 Volume 415 Page 533
 Deed Records of Washington
 County, Texas

Leona Dillard Goodman
 Tract 3, Called 15.4883 Ac.
 415/535 O.R.W.C.

MORTGAGOR: CITIZENS STATE BANK
 MORTGAGEE: KENNETH LUCHERK

To: The Estate of Ward Dillard, Jr., Deceased, Kenneth Lucher, Citizens State Bank, and Brenham Abstract & Title Company, OF No. 20220305.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on March 31, 2022, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said property was accessed to and from a dedicated roadway, except as shown hereon.

Michael J. Blakey
 Michael J. Blakey
 Registered Professional Land Surveyor, No. 59335



W.O.#2022-3288

The Estate of Ward Dillard, Jr., Deceased

Blakey Surveying, LLC

RPLS 4062 RPLS 6936

4480 Williams Lane
 Burton, Texas 77008

(979) 899-3900